

CITY OF BEAVERTON

**PLANNING COMMISSION**

**FINAL AGENDA**

**BEAVERTON CITY HALL  
COUNCIL CHAMBERS  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005**

**JULY 10, 2002**

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

**MONTAROSA SINGLE-FAMILY SUBDIVISION**

The proposed development site is generally located on the east side of SW 155<sup>th</sup> Avenue, south of SW Beard Road and north of SW Weir Road. The development site is addressed as 9800 and 9710 SW 155<sup>th</sup> Avenue and can be specifically identified as Tax Lots 700, 800, 900 and 901 on Washington County Assessor's Tax Map 1S1-29DC. The affected parcels are zoned Urban Standard Density (R5) and together total approximately 4.9 acres in size.

**A. SB2002-0004 (Montarosa Single-Family Subdivision)**

*(Continued from June 26, 2002)*

The applicant requests Preliminary Plat Subdivision approval for the subject site. The proposed subdivision will allow for the creation of 24 individual lots for single-family dwellings (including two existing single-family dwellings), two (2) open space tracts (one (1) for water quality detention), and four (4) public street connections. The Planning Commission will review the applicant's proposed Preliminary Plat Subdivision together with the associated request for Tree Preservation Plan approval (TPP 2002-0001) and Flexible Setback approval (FS 2002-0009) as described herein. In taking action on the proposed Preliminary Plat Subdivision application, the Commission shall base its decision on the approval criteria thereof, listed in Section 40.35.15.3.C. of the Development Code.

**B. TPP2002-0001 (Montarosa Single-Family Subdivision Tree Preservation Plan)**

*(Continued from June 26, 2002)*

Associated with the Montarosa Single-Family Subdivision project is a separate request for Tree Preservation Plan (TPP) approval, Case File No. TPP 2002-0001. The proposed application for TPP will affect two existing groves of trees identified by the City's Tree Inventory as Significant Groves G-80 and G-82. The proposed development plan would remove several trees considered part of groves G-80 and G-82 while retaining others. The Planning Commission will review the applicant's tree preservation plan together with the overall design of the associated development. In taking action on the proposed TPP application, the

Commission shall base its decision on the approval criteria thereof, listed in Section 40.75.15.1.C.3. of the Development Code.

C. **FS2002-0009 (Montarosa Single-Family Subdivision Flexible Setback)**

*(Continued from June 26, 2002)*

Also associated with the Montarosa Single-Family Subdivision project is a separate request for Flexible Setback (FS) approval for proposed Lot 6, Case File No. FS2002-0009. The proposed Flexible Setback will allow for a reduction to the northern front yard setback from the required 20-foot setback to the proposed 10-foot setback for the existing house to be retained on proposed Lot 6. The Planning Commission will review the applicant's Flexible Setback application together with the overall design of the associated development. In taking action on the proposed FS application, the Commission shall base its decision on the approval criteria thereof, listed in Section 40.15.15.1.C. of the Development Code.

**NEW BUSINESS**

**PUBLIC HEARING**

1. **APP2002-0010 - APPEAL OF HEARTHSTONE COTTAGES SUBDIVISION (SB2002-0003)**

*(Request for continuance to July 24, 2002)*

The Planning Commission will hear an appeal of the Planning Director's decision approving the request for Hearthstone Cottages subdivision provided May 31, 2002. The Planning Director approved a request for a 22-lot subdivision for individual ownership of townhomes which includes driveway access to SW 135<sup>th</sup> Avenue. The appellant states a concern that additional traffic and noise will occur as a result of the proposed development. The appellant states access to SW 135<sup>th</sup> for the proposed development will create a natural "short-cut" for traffic in the area by providing access to and from SW Davies Road and SW 135<sup>th</sup> Avenue along the private drive, bypassing SW Scholls Ferry Road. The private drive is a looped roadway shared by the proposed development and two other built developments which currently have access to SW Davies Road. The Planning Director's approval of the request included a condition of approval requiring the applicant to provide a traffic analysis showing the potential impact from "short-cut" traffic and identify the necessary mitigation to address these impacts. Any potential mitigation is to be approved by the Board of Design Review. The appellant is requesting that the applicant provide the additional transportation mitigation, as part of the Subdivision approval, to offset potential traffic impacts from the private drive connecting to SW 135<sup>th</sup> Avenue. The appellant states that a requirement for such mitigation is necessary to meet the Subdivision approval criteria.

**APPROVAL OF MINUTES FOR MAY 1, MAY 15, MAY 22 AND JUNE 26, 2002**

**APPROVAL OF ORDERS**

**MISCELLANEOUS BUSINESS**

**DIRECTOR'S REPORT**

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.